

NEW YORK STATE
DIVISION OF
**HOUSING AND
COMMUNITY
RENEWAL**

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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047



CONSTRUCTION ACTIVITY IN NEW YORK STATE, DECEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>DECEMBER</u>		
	<u>1981</u>	<u>1980</u>	<u>Percent Change</u>
New Residential	<u>2,284</u>	<u>1,680</u>	<u>+36</u>
New York City	1,181	713	+66
Suburban New York City	558	493	+13
Upstate	545	474	+15
Dollar Value of All Construction (in thousands)	<u>\$212,030</u>	<u>\$221,417</u>	<u>- 4</u>
New York City	80,991	59,448	+36
Suburban New York City	60,811	53,627	+13
Upstate	70,228	108,342	-35

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
APARTMENT HOUSES, including three and four family houses		
New York City		
Brooklyn	300	\$13,125
Manhattan	707*	42,609
Utica	132	3,254

NEW NON-RESIDENTIAL CONSTRUCTION, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
CHURCHES, RELIGIOUS		
Cortlandt	1	\$ 5,000
New Castle	1	1,800
INDUSTRIAL		
Babylon (Town)	1	950
Blooming Grove	1	900
Hudson	1	3,308
Poughkeepsie (Town)	1	868
Smithtown	2	1,221
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	3,803
PUBLIC WORKS, UTILITIES		
Rochester	1	570
SCHOOLS, EDUCATIONAL		
Syracuse	1	4,500
STORES, MERCANTILE		
Hamburg (Town)	1	1,000
Rochester	1	963
Yonkers	1	1,150

*Includes conversion of twenty-three non-residential buildings to 204 units of multiple housing.

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City		
Brooklyn	2	\$1,050
Manhattan	1	600
AMUSEMENT, RECREATIONAL		
New York City		
Manhattan	1	1,500
HOSPITALS, INSTITUTIONAL		
New York City		
Brooklyn	1	3,000
Manhattan	1	1,000
INDUSTRIAL		
Endicott	1	1,200
OFFICES, PROFESSIONAL		
Poughkeepsie (Town)	1	1,951
Rochester	1	593
SCHOOLS, EDUCATIONAL		
Ithaca (City)	1	4,800
STORES, MERCANTILE		
Buffalo	1	1,256
New York City		
Manhattan	2	1,700

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Onondaga and Oswego)
Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1981

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December	2,284	1,181	558	545

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total	Suburban		Upstate
		NY State	NY City	NY City 1/	
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296
	December.....	212,030	80,991	60,811	70,228

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1981
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Addition and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December.....	212,030	110,079	41,389	60,562

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing,
New York State, December and January-December, 1981 and 1980

Area	Total	One Family	Two ^{3/} Family	Three or Four Family	Five or More Family	Total	One Family	Two ^{3/} Family	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1981 ^{2/}						December, 1980 ^{2/}					
Total NY State	2,284	794	96	91	1,303	1,680	911	188	40	541	+36
NY City	1,181	21	66	87	1,007	713	75	150	36	452	+66
Suburban NYC ^{1/}	558	458	14	-	86	493	400	18	-	75	+13
Upstate	545	315	16	4	210	474	436	20	4	14	+15
January-December, 1981 ^{2/}						January-December, 1980 ^{2/}					
Total NY State	29,850	14,369	1,426	1,517	12,538	26,804	14,698	1,460	968	9,678	+11
NY City	11,060	684	1,012	1,335	8,029	7,800	800	1,032	619	5,349	+42
Suburban NYC ^{1/}	7,396	5,369	184	40	1,803	6,638	4,891	198	123	1,426	+11
Upstate	11,394	8,316	230	142	2,706	12,366	9,007	230	226	2,903	- 8

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, December and
January-December, 1981 and 1980
(in thousands)

Area	1981 ^{2/}	1980 ^{2/}	Percent Change	1981 ^{2/}	1980 ^{2/}	Percent Change
December						
	Total			New Residential		
Total NY State	\$ 212,030	\$ 221,417	- 4	\$ 110,079	\$ 61,523	+ 79
NY City	80,991	59,448	+36	59,935	16,902	+255
Suburban NYC ^{1/}	60,811	53,627	+13	28,320	21,957	+ 29
Upstate	70,228	108,342	-35	21,824	22,664	- 4
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 41,389	\$ 104,397	-60	\$ 60,562	\$ 55,497	+ 9
NY City	4,618	27,294	-83	16,438	15,252	+ 8
Suburban NYC ^{1/}	15,597	19,527	-20	16,894	12,143	+ 39
Upstate	21,174	57,576	-63	27,230	28,102	- 3
January-December						
	Total			New Residential		
Total NY State	\$3,315,278	\$3,200,152	+ 4	\$1,178,846	\$1,008,488	+ 17
NY City	939,862	1,062,777	-12	322,021	246,085	+ 31
Suburban NYC ^{1/}	965,738	704,023	+37	371,737	265,465	+ 40
Upstate	1,409,678	1,433,352	- 7	485,088	496,938	- 2
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$1,359,592	\$1,522,655	-11	\$ 776,840	\$ 669,009	+ 16
NY City	415,467	638,211	-35	202,374	178,481	+ 13
Suburban NYC ^{1/}	367,287	258,151	+42	226,714	180,407	+ 26
Upstate	576,838	626,293	- 8	347,752	310,121	+ 12

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, December and January-December, 1981 and 1980

Borough	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1981 ^{2/}						December, 1980 ^{2/}					
Total NY City	1,181	21	66	87	1,007	713	75	150	36	452	+ 66
The Bronx	72	-	-	72	-	2	-	2	-	-	x
Brooklyn	309	-	6	3	300	11	-	8	3	-	x
Manhattan	707	-	-	-	707	344	3	-	-	341	+106
Queens	33	3	18	12	-	61	3	10	33	15	- 46
Staten Island	60	18	42	-	-	295	69	130	-	96	- 80
January-December, 1981 ^{2/}						January-December, 1980 ^{2/}					
Total NY City	11,060	684	1,012	1,335	8,029	7,800	800	1,032	619	5,349	+ 42
The Bronx	873	44	28	100	701	312	-	22	12	278	+180
Brooklyn	1,674	19	58	125	1,472	680	27	74	126	453	+146
Manhattan	5,275	11	-	-	5,264	4,406	3	-	4	4,399	+ 20
Queens	1,763	49	342	1,107	265	1,048	38	410	477	123	+ 68
Staten Island	1,475	561	584	3	327	1,354	732	526	-	96	+ 9

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City, December
and January-December, 1981^{2/} and 1980^{2/}
(in thousands)

Borough	1981 ^{2/}	1980 ^{2/}	Percent Change	1981 ^{2/}	1980 ^{2/}	Percent Change
December						
	Total			New Residential		
Total NY City	\$ 80,991	\$ 59,448	+ 36	\$ 59,935	\$ 16,902	+255
The Bronx	1,737	537	+223	1,500	65	x
Brooklyn	19,850	7,464	+166	13,395	450	x
Manhattan	55,099	24,899	+121	42,609	8,325	x
Queens	2,521	20,150	- 87	1,039	1,795	- 42
Staten Island	1,784	6,398	- 72	1,392	6,267	- 78
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$ 4,618	\$ 27,294	- 83	\$ 16,438	\$ 15,252	+ 8
The Bronx	5	45	- 89	232	427	- 46
Brooklyn	205	41	x	6,250	6,973	- 10
Manhattan	4,085	10,000	- 59	8,405	6,574	+ 28
Queens	143	17,163	- 99	1,339	1,192	+ 12
Staten Island	180	45	+300	212	86	+147
January-December						
	Total			New Residential		
Total NY City	\$939,862	\$1,062,777	- 12	\$322,021	\$246,085	+ 31
The Bronx	60,399	43,372	+ 39	25,643	12,657	+103
Brooklyn	195,306	53,426	+266	53,758	17,438	+208
Manhattan	548,965	796,133	- 31	176,367	163,609	+ 8
Queens	95,785	106,330	- 10	35,217	19,961	+ 76
Staten Island	39,407	63,516	- 38	31,036	32,420	- 4
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY City	\$415,467	\$ 638,211	- 35	\$202,374	\$178,481	+ 13
The Bronx	8,762	6,738	+ 30	25,994	23,977	+ 8
Brooklyn	84,785	3,996	x	56,763	31,992	+ 77
Manhattan	278,782	527,305	- 47	93,816	105,219	- 11
Queens	38,496	71,435	- 46	22,072	14,934	+ 48
Staten Island	4,642	28,737	- 84	3,729	2,359	+ 58

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, December and January-
December, 1981 and 1980

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1981 ^{2/}						December, 1980 ^{2/}					
Total Suburban	558	458	14	-	86	493	400	18	-	75	+13
NY City	69	57	12	-	-	75	64	6	-	5	- 8
Nassau	117	37	-	-	80	88	88	-	-	-	+33
Rockland	247	245	2	-	-	253	181	2	-	70	- 2
Suffolk	125	119	-	-	6	77	67	10	-	-	+62
Westchester											
January-December, 1981 ^{2/}						January-December, 1980 ^{2/}					
Total Suburban	7,396	5,369	184	40	1,803	6,638	4,891	198	123	1,426	+11
NY City	1,847	946	88	-	813	1,446	969	82	-	395	+28
Nassau	756	512	12	-	232	816	571	10	-	235	- 7
Rockland	2,810	2,632	26	40	112	2,513	2,095	42	123	253	+12
Suffolk	1,983	1,279	58	-	646	1,863	1,256	64	-	543	+ 6
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City^{1/}, December and January-December, 1981 and 1980 (in thousands)

County	1981 ^{2/}	1980 ^{2/}	Percent Change	1981 ^{2/}	1980 ^{2/}	Percent Change
December						
	Total			New Residential		
Total Suburban	\$ 60,811	\$ 53,627	+ 13	\$ 28,320	\$ 21,957	+ 29
NY City						
Nassau	12,315	12,267	..	4,397	4,236	+ 4
Rockland	4,932	3,159	+ 56	3,448	2,749	+ 25
Suffolk	27,272	27,768	- 2	13,417	10,285	+ 30
Westchester	16,292	10,433	+ 56	7,058	4,687	+ 51
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban	\$ 15,597	\$ 19,527	- 20	\$ 16,894	\$ 12,143	+ 39
NY City						
Nassau	1,087	2,421	- 55	6,831	5,610	+ 22
Rockland	187	11	x	1,297	399	+225
Suffolk	8,675	14,891	- 42	5,180	2,592	+100
Westchester	5,648	2,204	+156	3,586	3,542	+ 1
January-December						
	Total			New Residential		
Total Suburban	\$965,738	\$704,023	+ 37	\$371,737	\$265,465	+ 40
NY City						
Nassau	274,713	217,666	+ 26	94,524	64,670	+ 46
Rockland	56,602	48,845	+ 16	30,391	25,380	+ 20
Suffolk	295,450	203,554	+ 45	133,067	87,024	+ 53
Westchester	338,973	233,958	+ 45	113,755	88,391	+ 29
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban	\$367,287	\$258,151	+ 42	\$226,714	\$180,407	+ 26
NY City						
Nassau	98,993	90,244	+ 10	81,196	62,752	+ 29
Rockland	9,730	12,389	- 21	16,481	11,076	+ 49
Suffolk	108,726	73,169	+ 49	53,657	43,361	+ 24
Westchester	149,838	82,349	+ 82	75,380	63,218	+ 19

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, December, 1981 and 1980

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change) (Total)
December, 1981 ^{2/}						December, 1980 ^{2/}					
<u>Total Upstate</u>	<u>545</u>	<u>315</u>	<u>16</u>	<u>4</u>	<u>210</u>	<u>474</u>	<u>436</u>	<u>20</u>	<u>4</u>	<u>14</u>	<u>+ 15</u>
<u>East Central</u>	<u>137</u>	<u>93</u>	<u>12</u>	<u>4</u>	<u>28</u>	<u>182</u>	<u>152</u>	<u>16</u>	<u>-</u>	<u>14</u>	<u>- 25</u>
Albany	51	43	8	-	-	70	62	8	-	-	- 27
Binghamton	20	4	-	-	16	15	13	2	-	-	+ 33
Syracuse	45	29	4	-	12	80	60	6	-	14	- 44
Remainder	21	17	-	4	-	17	17	-	-	-	+ 24
<u>Mid-Hudson</u>	<u>96</u>	<u>74</u>	<u>2</u>	<u>-</u>	<u>20</u>	<u>76</u>	<u>76</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>+ 26</u>
Poughkeepsie	27	27	-	-	-	25	25	-	-	-	+ 8
Remainder	69	47	2	-	20	51	51	-	-	-	+ 35
<u>Northern and Mohawk Valley</u>	<u>136</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>132</u>	<u>35</u>	<u>35</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>+289</u>
Utica	136	4	-	-	132	16	16	-	-	-	x
Remainder	-	-	-	-	-	19	19	-	-	-	-100
<u>Western</u>	<u>176</u>	<u>144</u>	<u>2</u>	<u>-</u>	<u>30</u>	<u>181</u>	<u>173</u>	<u>4</u>	<u>4</u>	<u>-</u>	<u>- 3</u>
Buffalo	46	44	2	-	-	66	66	-	-	-	- 30
Elmira	6	6	-	-	-	6	2	-	4	-	..
Rochester	115	85	-	-	30	94	90	4	-	-	+ 22
Remainder	9	9	-	-	-	15	15	-	-	-	- 40

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-December, 1981 and 1980

Area	Total	One Family	Two ^{5/} Family	Three or Four Family	Five or More Family	Total	One Family	Two ^{5/} Family	Three or Four Family	Five or More Family	Percent Change (Total)
	January-December, 1981 ^{2/}					January-December, 1980 ^{2/}					
<u>Total Upstate</u>	11,394	8,316	230	142	2,706	12,366	9,007	230	226	2,903	- 8
<u>East Central</u>	3,852	2,540	134	97	1,081	4,246	2,893	126	131	1,096	- 9
Albany	1,590	996	96	59	439	1,538	1,073	68	115	282	+ 3
Binghamton	344	218	4	12	110	338	231	34	8	65	+ 2
Syracuse	1,448	936	26	14	472	1,729	1,167	20	-	542	-16
Remainder	470	390	8	12	60	641	422	4	8	207	-27
<u>Mid-Hudson</u>	2,123	1,693	28	4	398	1,757	1,597	14	22	124	+21
Poughkeepsie	628	550	6	-	72	573	473	-	16	84	+10
Remainder	1,495	1,143	22	4	326	1,184	1,124	14	6	40	+26
<u>Northern and Mohawk Valley</u>	1,063	572	12	15	464	1,133	680	8	8	437	- 6
Utica	419	204	4	-	211	621	280	8	4	329	-33
Remainder	644	368	8	15	253	512	400	-	4	108	+26
<u>Western</u>	4,356	3,511	56	26	763	5,230	3,837	82	65	1,246	-17
Buffalo	1,535	1,069	40	8	418	1,811	1,358	32	20	401	-15
Elmira	90	88	2	-	-	89	80	-	4	5	+ 1
Rochester	2,176	1,890	10	14	262	2,119	1,843	36	16	224	+ 3
Remainder	555	464	4	4	83	1,211	556	14	25	616	-54

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, December, 1981 and 1980

(in thousands)

Area	1981 ^{2/}	1980 ^{2/}	Percent Change	1981 ^{2/}	1980 ^{2/}	Percent Change
December						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$70,228</u>	<u>\$108,342</u>	<u>- 35</u>	<u>\$21,824</u>	<u>\$22,664</u>	<u>- 4</u>
<u>East Central</u>	<u>18,486</u>	<u>28,075</u>	<u>- 34</u>	<u>5,200</u>	<u>7,519</u>	<u>- 31</u>
Albany	5,752	10,981	- 48	2,216	3,269	- 32
Binghamton	3,124	7,378	- 58	612	787	- 22
Syracuse	7,610	6,071	+ 25	1,463	2,724	- 46
Remainder	2,000	3,645	- 45	909	739	+ 23
<u>Mid-Hudson</u>	<u>15,916</u>	<u>10,831</u>	<u>+ 47</u>	<u>3,820</u>	<u>3,481</u>	<u>+ 10</u>
Poughkeepsie	5,266	1,791	+194	1,194	1,196	..
Remainder	10,650	9,040	+ 18	2,626	2,285	+ 15
<u>Northern and Mohawk Valley</u>	<u>5,698</u>	<u>3,579</u>	<u>+ 59</u>	<u>3,371</u>	<u>1,778</u>	<u>+ 90</u>
Utica	3,814	1,415	+170	3,371	555	x
Remainder	1,884	2,164	- 13	-	1,223	-100
<u>Western</u>	<u>30,128</u>	<u>65,857</u>	<u>- 54</u>	<u>9,433</u>	<u>9,886</u>	<u>- 5</u>
Buffalo	9,578	23,780	- 60	2,688	3,470	- 23
Elmira	462	595	- 22	261	144	+ 81
Rochester	12,296	38,979	- 68	6,012	5,438	+ 11
Remainder	7,792	2,503	+211	472	834	- 43
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$21,174</u>	<u>\$57,576</u>	<u>- 63</u>	<u>\$27,230</u>	<u>\$28,102</u>	<u>- 3</u>
<u>East Central</u>	<u>6,631</u>	<u>12,060</u>	<u>- 45</u>	<u>6,655</u>	<u>8,496</u>	<u>- 22</u>
Albany	1,377	4,455	- 69	2,159	3,257	- 34
Binghamton	144	5,459	- 97	2,368	1,132	+109
Syracuse	4,597	1,904	+141	1,550	1,443	+ 7
Remainder	513	242	+112	578	2,664	- 78
	7,625	3,530	+116	4,471	3,820	+ 17
<u>Mid-Hudson</u>	<u>1,056</u>	<u>119</u>	<u>x</u>	<u>3,016</u>	<u>476</u>	<u>x</u>
Poughkeepsie	1,056	119	x	3,016	476	x
Remainder	6,569	3,411	+ 93	1,455	3,344	- 56
<u>Northern and Mohawk Valley</u>	<u>382</u>	<u>235</u>	<u>+ 63</u>	<u>1,945</u>	<u>1,566</u>	<u>+ 24</u>
Utica	53	71	- 25	390	789	- 51
Remainder	329	164	+101	1,555	777	+100
<u>Western</u>	<u>6,536</u>	<u>41,751</u>	<u>- 84</u>	<u>14,159</u>	<u>14,220</u>	<u>..</u>
Buffalo	2,456	9,925	- 75	4,434	10,385	- 57
Elmira	20	300	- 91	173	151	+ 15
Rochester	3,310	30,942	- 89	2,974	2,599	+ 14
Remainder	742	584	+ 27	6,578	1,085	x

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, January-December, 1981 and 1980

(in thousands)

Area	1981 ^{2/}	1980 ^{2/}	Percent Change	1981 ^{2/}	1980 ^{2/}	Percent Change
	<u>Total</u>			<u>New Residential</u>		
<u>Total Upstate</u>	<u>\$1,409,678</u>	<u>\$1,433,352</u>	<u>- 2</u>	<u>\$485,088</u>	<u>\$496,938</u>	<u>- 2</u>
<u>East Central</u>	<u>419,624</u>	<u>417,032</u>	<u>+ 1</u>	<u>144,768</u>	<u>147,818</u>	<u>- 2</u>
Albany	166,904	149,392	+12	65,025	60,733	+ 7
Binghamton	75,468	80,148	- 6	11,398	12,468	- 9
Syracuse	128,625	135,092	- 5	50,324	51,887	- 3
Remainder	48,627	52,400	- 7	18,021	22,730	-21
<u>Mid-Hudson</u>	<u>195,203</u>	<u>181,012</u>	<u>+ 8</u>	<u>82,923</u>	<u>68,545</u>	<u>+21</u>
Poughkeepsie	72,352	61,570	+18	26,078	22,610	+15
Remainder	122,851	119,442	+ 3	56,845	45,935	+24
<u>Northern and Mohawk Valley</u>	<u>100,116</u>	<u>98,465</u>	<u>+ 2</u>	<u>38,219</u>	<u>39,999</u>	<u>- 4</u>
Utica	33,124	41,698	-21	13,038	18,193	-28
Remainder	66,992	56,767	+18	25,181	21,806	+15
<u>Western</u>	<u>694,735</u>	<u>736,843</u>	<u>- 6</u>	<u>219,178</u>	<u>240,576</u>	<u>- 9</u>
Buffalo	266,137	254,836	+ 4	73,086	80,192	- 9
Elmira	13,849	26,127	-47	3,967	4,340	- 8
Rochester	310,740	321,434	- 3	119,774	103,727	+15
Remainder	104,009	134,446	-23	22,351	52,317	-57
	<u>New Non-Residential^{4/}</u>			<u>Additions and Alterations</u>		
<u>Total Upstate</u>	<u>\$ 576,838</u>	<u>\$ 626,293</u>	<u>- 8</u>	<u>\$347,752</u>	<u>\$310,121</u>	<u>+12</u>
<u>East Central</u>	<u>165,052</u>	<u>161,257</u>	<u>+ 2</u>	<u>109,804</u>	<u>107,957</u>	<u>+ 2</u>
Albany	55,941	48,231	+16	45,938	40,428	+14
Binghamton	43,620	41,775	+ 4	20,450	25,905	-21
Syracuse	50,574	57,041	-11	27,727	26,164	+ 6
Remainder	14,917	14,210	+ 5	15,689	15,460	+ 1
<u>Mid-Hudson</u>	<u>69,152</u>	<u>74,674</u>	<u>- 7</u>	<u>43,128</u>	<u>37,793</u>	<u>+14</u>
Poughkeepsie	29,549	29,897	- 1	16,725	9,063	+85
Remainder	39,603	44,777	-12	26,403	28,730	- 8
<u>Northern and Mohawk Valley</u>	<u>35,215</u>	<u>34,247</u>	<u>+ 3</u>	<u>26,682</u>	<u>24,219</u>	<u>+10</u>
Utica	8,423	13,281	-37	11,663	10,224	+14
Remainder	26,792	20,966	+28	15,019	13,995	+ 7
<u>Western</u>	<u>307,419</u>	<u>356,115</u>	<u>-14</u>	<u>168,138</u>	<u>140,152</u>	<u>+20</u>
Buffalo	130,863	115,600	+13	62,188	59,044	+ 5
Elmira	3,784	16,638	-77	6,098	5,149	+18
Rochester	130,933	173,510	-25	60,033	44,197	+36
Remainder	41,839	50,367	-17	39,819	31,762	+25

(See Footnotes, Preceding Page 1)

NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

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CONSTRUCTION ACTIVITY IN NEW YORK STATE IN 1981 INCREASED 11% FROM 1980

New York, N. Y., April 5 --State Housing Commissioner Richard A. Berman announced that residential construction activity in New York State during 1981 increased slightly from the 1980 total, which was the lowest level recorded since the Division of Housing and Community Renewal began maintaining this statistical series 23 years ago.

A report on the year's construction activity released this week indicates that building permits authorizing a total of 29,850 new housing units were issued during 1981. This represents an increase of 11 percent from the 26,804 units authorized in 1980. Although housing construction continued to drop, downstate New York was one of the few housing market areas in the Nation to surpass last year's level of activity.

"The housing industry has been one of the most prominent casualties of a sluggish economy mired in high

-more-



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interest rates and high unemployment," Commissioner Berman said. "Construction firms, many fighting for survival, have been faced with weak demand and cash flow difficulties as record interest rates have increased costs and stifled sales. The thrift industry is in financial disarray as a liquidity squeeze has caused multimillion-dollars losses. The Federal government is slashing funding for housing programs as the national goal of 'a decent home in a suitable living environment for every American family' has been abandoned by the Reagan Administration. The consumer, especially the first-time home buyer, is trapped in an affordability gap as the rise in family income has failed to keep pace with the increase in housing expenses."

"The unfavorable economic climate, which has depressed residential construction activity for the past 2 years, has particularly affected the single family sector. In New York, single family authorizations in 1981 have fallen to the lowest level on record from 14,698 to 14,369 a decrease of 2 percent, and 31 percent below the 1979 total of 20,926." Commissioner Berman stated.

"The erosion of the single family sector has been primarily caused by record high mortgage interest rates," Commissioner Berman continued. "High mortgage rates are a direct result of the generally high interest rates prevailing in the economy, but are also a by-product of financial reforms that enabled thrift institutions to compete for funds during

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periods of rising rates. While this deregulation prevented massive disintermediation and a drying-up of lendable funds, the thrift industry was now forced to compete on an equal basis in the capital marketplace. The privileges and special preferences given housing finance were eliminated. The convergence of these forces caused soaring rates, a vastly weakened thrift industry and restructuring of the mortgage loan."

"Today's home buyer not only confronts high interest rates but he must choose from a variety of mortgage instruments (variable rate, renegotiable rate, shared appreciation, etc.) which have transferred part of the financial risk from the lender to the borrower. The home buyer also faces high prices, substantial down payment requirements and increased maintenance and operating costs. As a result, demand has fallen off greatly. Thus the accuracy of the speculator's maxim that housing is the only sure hedge against inflation has been placed in severe jeopardy," Commissioner Berman concluded.

"In the government subsidized multifamily sector, the Federal Section 8 new construction program, Farmers Home Loan program and low rent public housing program accounted for 5,099 unit authorizations, an increase of 21 percent from the 1980 total of 4,201. In addition New York City's tax abatement and exemption program known as J-51 accounted for 1,854 housing unit authorizations. The unsubsidized multifamily market increased 56 percent to 5,585 units authorized

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from the very depressed 1980 level of 3,573. While we applaud this modest improvement, the multifamily sector cannot expect a robust recovery until construction loan rates to builders substantially decline," Commissioner Berman said.

In forecasting future levels of production, Commissioner Berman stressed the impact of Reaganomics and federal housing policies. "If we strip the rhetoric from supply-side economics as practiced by the Reagan Administration, we are left with an economic policy that has produced huge budget deficits in an atmosphere of monetary restraint. The Administration's policies have brought about a surrealistic economic world in which a recession coupled with declining inflation rates have failed to effectively reduce interest rates. This does not bode well for single family production in 1982. Even a gradual decline in interest rates, which is forecast, will not bring about a surge in production. The deregulation of the thrift industry caused potential buyers to be gradually squeezed from the market-place. These buyers will now only slowly return and thus a buying spree, to sate pent-up demand, is less likely to occur.

"The Reagan Administration is attempting to solve the housing problem by reducing inflation and restoring general economic health. By counting on a resurgence of economic growth and relying exclusively on the private sector, the Administration has felt free to slash and/or

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eliminate Federal housing production programs for low and moderate income families. However, past experience shows that the private sector did not enter certain fragile markets, such as low and moderate income housing without being induced by substantial government support. New York is particularly dependent on government housing programs and in 1981 direct Federal subsidy programs accounted for over 5,000 units or 17 percent of all housing units authorizations. Government subsidized housing production should fall dramatically in 1982 under the Administration's programs. By withholding and denying subsidies and forcing the housing industry to operate in an environment of credit restraint, the Reagan Administration's policies can be summed-up as anti-housing", Commissioner Berman concluded.

In New York City the number of housing unit authorizations based on building permits issued increased by 42 percent from 7,800 in 1980 to 11,060 in 1981. Residential construction activity increased in all five boroughs. Housing unit authorizations in the Bronx increased by 180 percent, Brooklyn 146 percent, Manhattan 20 percent, Queens 68 percent and Staten Island 9 percent. Manhattan garnered 48 percent of total City housing unit authorizations. The strong percentage increases registered in the Bronx and Brooklyn were the result of increased activity in the government subsidized sector.

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Authorizations for three and four family houses scored impressive gains in Queens. An increase in multifamily activity more than compensated for a decrease in single family activity on Staten Island.

The number of new unit authorizations in the four suburban counties of Nassau, Rockland, Suffolk and Westchester increased by 11 percent from 6,638 units in 1980 to 7,396 units in 1981. Increases were registered in both single family and multifamily categories. Housing unit authorizations in Nassau, Suffolk and Westchester increased by 28 percent, 12 percent and 6 percent, respectively. Rockland County, with a decline in single family activity, registered a decrease of 7 percent.

The upstate counties combined produced a total of 11,394 new housing unit authorizations in 1981, a decline of 8 percent from the 12,366 units authorized in 1980. Single family authorization fell by 8 percent and multifamily authorizations declined by 7 percent. Direct government subsidy programs contributed a total of 1,642 units, 60 percent of the 2,706 multifamily authorizations issued upstate.

Total construction valuation increased 4 percent Statewide from \$3,200,152,000 in 1980 to \$3,315,278,000 in 1981. New residential construction and additions and alterations valuations increased 17 percent and 16 percent respectively while nonresidential construction valuation decreased by 11 percent.

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New York City

Residential construction activity in the City rose 42 percent from 7,800 units in 1980 to 11,060 in 1981. The Bronx and Brooklyn registered dramatic increases of 180 percent and 146 percent respectively, as the number of housing units authorized increased from 312 to 873 in the Bronx and from 680 to 1,674 in Brooklyn. Increased activity in the government subsidized multifamily sector accounted for the gains. Manhattan showed an increase of 20 percent from 4,406 units authorized in 1980 to 5,275 in 1981. In Queens permits authorizing 1,763 units were issued in 1981 an increase of 68 percent from the 1,048 housing units authorized in 1980. Staten Island registered the smallest gain as the number of housing units authorized increased 9 percent from 1,354 units in 1980 to 1,475 in 1981.

The total value of all new construction authorized in New York City in 1981 was \$939,862,000 a 12 percent decrease from the \$1,062,777,000 value authorized in 1980. The value of new residential construction authorized was up 31 percent, from \$246,085,000 in 1980 to \$322,021,000 in 1981. The value of additions and alterations increased from the 1980 total of \$178,481,000 to \$202,374,000 in 1981, a 13 percent rise. New non-residential building permit value decreased from \$638,211,000 in 1980 to \$415,467,000 in 1981 a decline of 35 percent.

The value of new residential construction authorized increased in all boroughs except Staten Island. The increase in residential valuations paralleled the increase in the number of housing units.

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The Bronx registered an increase of 103 percent from \$12,657,000 in 1980 to \$25,643,000 in 1981. Brooklyn showed a 208 percent increase from \$17,438,000 to \$53,758,000. Manhattan had an eight percent increase from \$163,609,000 to \$176,367,000 and Queens registered a 76 percent rise from \$19,961,000 in 1980 to \$35,217,000 in 1981. Staten Island remained approximately the same as valuations fell four percent from \$32,420,000 to \$31,036,000.

The value of additions and alterations increased in all boroughs except Manhattan. Manhattan had an 11 percent decline from \$105,219,000 in 1980 to \$93,816,000 in 1981. Queens registered a 48 percent increase to \$22,072,000 in 1981 from \$14,934,000 in 1980. Brooklyn showed a 77 percent increase from \$31,992,000 in 1980 to \$56,763,000 in 1981. Bronx showed a slight increase (8 percent) to \$25,994,000 in 1981 from \$23,977,000 in 1980, while Staten Island registered an increase of 58 percent, from \$2,359,000 in 1980 to \$3,729,000 in 1981.

The value of non-residential construction authorized declined due to a fall-off in the authorization of large scale projects in Manhattan such as the convention center. Manhattan showed a decrease of 47 percent from \$527,305,000 in 1980 to \$278,782,000 in 1981. Queens had a 46 percent decline to \$38,496,000 from \$71,435,000 and Staten Island registered a decline of 84 percent

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from \$28,737,000 to \$4,642,000. Valuations in Brooklyn soared from \$3,966,000 in 1980 to \$84,785,000 in 1981 while the Bronx registered an increase of 30 percent from \$6,738,000 to \$8,762,000 in 1981.

SUBURBAN NEW YORK CITY

Nassau County: Residential construction activity increased by 28 percent, from 1,446 units in 1980 to 1,847 in 1981. The number of authorizations for single family homes decreased slightly from 969 in 1980 to 946 in 1981. Five or more family authorizations increased 106 percent from 395 in 1980 to 813 in 1981.

The total value of all new construction increased 26 percent to \$274,713,000 in 1981 from \$217,666,000 in 1980. New residential construction increased 46 percent from \$64,670,000 in 1980 to \$94,524,000 in 1981. New non-residential construction increased 10 percent from \$90,244,000 in 1980 to \$98,993,000 in 1981. The value of additions and alterations increased 29 percent from \$62,752,000 in 1980 to \$81,196,000 in 1981.

Rockland County: Construction activity decreased by 7 percent from 816 new housing units in 1980 to 756 units in 1981, as the number of authorizations for single family homes fell 10 percent from 571 in 1980 to 512 in 1981, while five-or-more family authorizations fell slightly by 1 percent from 235 in 1980 to 232 in 1981.

Construction activity - 10

The total value of all new construction was up 16%, from \$48,845,000 in 1980 to \$56,602,000 in 1981. The value of new non-residential construction fell 21 percent from \$12,389,000 in 1980 to \$9,730,000 in 1981. New residential construction rose 20 percent to \$30,391,000 in 1981 from \$25,380,000 in 1980. Additions and alterations increased 49 percent to \$16,481,000 in 1981 from \$11,076,000 in 1980.

Suffolk County: Building permits authorizing the construction of 2,810 new housing units were issued in 1981, a rise of 12 percent from the 2,513 units authorized in 1980. Authorizations for one-family units rose 26 percent, from 2,095 units in 1980 to 2,632 in 1981. Despite this decline, Suffolk continued to lead all other counties in the State in the volume of single family home construction permits. Multifamily authorizations, however, fell from 253 in 1980 to 112 in 1981.

The total value of all new construction increased 45 percent, from \$203,554,000 in 1980 to \$295,450,000. New non-residential construction rose 49 percent to \$108,726,000 in 1981 from \$73,169,000 in 1980. New residential construction increased by 53 percent to \$133,067,000 in 1981 from \$87,024,000 in 1980; while the value of additions and alterations rose 24 percent to \$53,657,000 in 1981 from \$43,361,000 in 1980.

-more-

Construction activity - 11

Westchester County : The number of new housing units authorized rose to 1,983 in 1981 from 1,863 in 1980, an increase of 6 percent. Authorizations for one family homes increased 2 percent to 1,279 in 1981 from 1,256 in 1980; while authorizations for five-or-more family homes increased 19 percent from 543 in 1980 to 646 in 1981.

The total value of all new construction increased 45 percent to \$338,973,000 in 1981 from \$233,958,000 in 1980. The value of new residential construction rose 29 percent to \$113,755,000 in 1981 from \$88,391,000 in 1980. New non-residential construction increased 82 percent, to \$149,838,000 in 1981 from \$82,349,000 in 1980; while the value of additions and alterations rose 19 percent, to \$75,380,000 in 1981 from \$63,218,000 in 1980.

EAST CENTRAL AREA

Albany-Schenectady-Troy (Albany, Montgomery, Rennsselaer, Saratoga and Schenectady Counties): Residential construction activity rose 3 percent, from 1,538 units authorized in 1980 to 1,590 units in 1981. This increase resulted from a 56 percent increase in five or more family permits issued, from 282 to 439, and a 41 percent rise in two family construction. Single family construction declined slightly from 1,073 in 1980 to 996 units authorized in 1981.

The total value of all new construction rose 12 percent increasing to \$166,904,000. New non-residential construction valuation

Construction activity - 12

increased by 16 percent to \$55,941,000 in 1981. New residential construction value increased by 7 percent to \$65,025,000 in 1981; while the value of additions and alterations rose by 14 percent to \$45,938,000.

Binghamton-Endicott-Johnson City (Broome and Tioga Counties):

A 2 percent increase in permits issued for new residential construction was registered, from 338 units in 1980 to 344 in 1981. A rise in multifamily activity more than offset a decline in single family activity.

The total value of all construction decreased 6 percent, to \$75,468,000 in 1981. New non-residential construction valuation increased 4 percent to \$43,620,000 in 1981. New residential value decreased 9 percent, to \$11,398,000 in 1981 while the value of additions and alterations decreased 21 percent, to \$20,450,000 in 1981.

Syracuse (Madison, Onondaga and Oswego Counties): 1,448 new housing units were authorized in 1981, a 16 percent decrease from the 1,729 units in 1980. Authorizations for single family construction decreased 20 percent from 1,167 units to 936.

The total value of all new construction decreased 5 percent, to \$128,625,000 in 1981 from \$135,092,000 in 1980. New non-resi-

Construction activity - 13

dential construction dropped 11 percent to \$50,574,000 in 1981. the value of new residential construction was down 3 percent to \$50,324,000; while the value of additions and alterations increased 6 percent to \$27,727,000.

Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington Counties: The number of newly authorized housing units decreased 27 percent from 641 units in 1980 to 470 in 1981. The number of five-or-more family homes fell from 207 in 1980 to 60 in 1981, while single family construction fell to 390 in 1981 from 422 in 1980.

The total value of new construction decreased by 7 percent over the period, from \$52,400,000 in 1980 to \$48,627,000 in 1981. New non-residential construction value increased by 5 percent, to \$14,917,000 in 1981. New residential valuation decreased by 21 percent, to \$18,021,000 in 1981; while the value of additions and alterations rose 1 percent, to \$15,689,000 in 1981.

MID-HUDSON AREA

Poughkeepsie (Dutchess County): The authorizations for residential construction permits increased by 10 percent, from 573 units authorized in 1980 to 628 in 1981. Single family authorizations increased by 16 percent from 473 units in 1980 to 550 units in 1981; while multifamily

Construction activity - 14

units decreased by 14 percent from 84 to 72.

The total value of all new construction increased by 18 percent, to \$72,352,000 in 1981 from \$61,570,000 in 1980. New non-residential construction was down one percent, to \$29,549,000 in 1981. The value of new residential construction rose 15 percent to \$26,078,000 in 1981; while the value of additions and alterations increased 85 percent, to \$16,725,000 in 1981.

Columbia, Greene, Orange, Putnam, Sullivan and Ulster Counties:
Building permits authorizing the construction of 1,495 new housing units were issued in 1981 an increase of 26 percent from the 1,184 units authorized in 1980. Authorizations for multi family construction rose 715 percent, to 326 units in 1981, from 40 units in 1980.

The value of all new construction rose by 3 percent, from \$119,442,000 in 1980 to \$122,851,000 in 1981. The value of new residential construction increased 24 percent, to \$56,845,000 in 1981. New non-residential values fell 12 percent to \$39,603,000 in 1981; while the value of additions and alterations decreased 8 percent, to \$26,403,000 in 1981.

-more-

NORTHERN AND MOHAWK VALLEY AREAS

Utica-Rome-Herkimer-Little Falls (Herkimer and Oneida Counties):

The total number of new housing authorizations decreased by 33 percent, from 621 in 1980 to 419 in 1981. Authorizations for five-or-more family construction fell 36 percent, from 329 in 1980 to 211 in 1981.

The total value of all new construction decreased by 21 percent, to \$33,124,000 in 1981 from \$41,698,000 in 1980. New non-residential valuation was down 37 percent, to \$8,423,000 in 1981. New residential value fell 28 percent, to \$13,038,000 in 1981; while the value of additions and alterations increased 14 percent, to \$11,663,000 in 1981.

Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis, and St. Lawrence Counties: An increase of 26 percent was registered in residential construction activity in 1981 as authorizations rose to 644 units from 512 last year. Authorizations for five-or-more family construction rose 134 percent, from 108 units in 1980 to 253 in 1981.

The total value of all construction increased 18 percent, from \$56,767,000 in 1980 to \$66,992,000 in 1981. New residential construction valuation rose 15 percent, to \$25,181,000 in 1981. New non-residential value increased by 28 percent, to \$26,792,000

Construction activity - 16

in 1981, while the value of additions and alterations increased by 7 percent to \$15,019,000 in 1981.

WESTERN AREA

Buffalo (Erie and Niagara Counties): In 1981, the Buffalo area experienced a 15 percent decrease in total residential units authorized, from 1,811 in 1980 to 1,535 in 1981. A decline of 21 percent occurred in single family residential construction activity from 1,358 in 1980 to 1,069 in 1981; while five-or-more family authorizations increased 4 percent, to 418 in 1981 from 401 in 1980.

The total value of all new construction showed a 4 percent increase, to \$266,137,000 in 1981 from \$254,836,000 in 1980. New non-residential valuation increased 13 percent, to \$130,863,000 in 1981 from \$115,600,000 in 1980. The value of new residential construction fell 9 percent, to \$73,086,000 in 1981 from \$80,192,000 in 1980; while the value of additions and alterations rose 5 percent from \$59,044,000 in 1980 to \$62,188,000 in 1981.

Elmira (Chemung County): The number of new housing units authorized increased by 1 percent, from 89 in 1980 to 90 units in 1981.

The value of all new construction decreased 47 percent, to \$13,849,000 in 1981 from \$26,127,000 in 1980. The value of new non-residential construction was down 77 percent, to \$3,784,000 in 1981.

Construction activity - 17

New residential value declined 8 percent to \$3,967,000 in 1981; while additions and alterations valuation was up 18 percent, to \$6,098,000 in 1981.

Rochester (Livingston, Monroe, Ontario, Orleans and Wayne Counties): New residential construction rose by 3 percent, increasing from 2,119 units in 1980 to 2,176 in 1981. Single family authorizations rose 3 percent from 1,843 to 1,890; while multifamily authorizations rose 17 percent, to 262 from 224.

The total value of all construction fell 3 percent, to \$310,740,000 in 1981 from \$321,434,000 in 1980. New non-residential construction value was down 25 percent, to \$130,933,000 in 1981. New residential construction valuation increased 15 percent, to \$119,774,000; while additions and alterations valuation showed a 36 percent increase to \$60,033,000 in 1981.

Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming, and Yates Counties: New residential construction decreased by 54 percent, from 1,211 in 1980 to 555 in 1981. Multifamily activity decreased 87 percent from 616 units in 1980 to 83 units in 1981.

Construction activity - 18

The total value of all new construction was down 23 percent, to \$104,009,000 in 1981, from \$134,446,000 in 1980. New residential valuation decreased 57 percent, to \$22,351,000 in 1981 from \$52,317,000 in 1980.

New non-residential value decreased by 17 percent, to \$41,839,000 in 1981 from \$50,367,000 in 1980; while additions and alterations rose 25 percent, to \$39,819,000 in 1981 from \$31,762,000 in 1980.



CONSTRUCTION ACTIVITY IN NEW YORK STATE, JANUARY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>JANUARY</u>		<u>Percent Change</u>
	<u>1982</u>	<u>1981</u>	
New Residential	<u>1,383</u>	<u>1,532</u>	<u>-10</u>
New York City	815	666	+22
Suburban New York City	156	371	-58
Upstate	412	495	-17
Dollar Value of All Construction (in thousands)	<u>\$314,289</u>	<u>\$320,085</u>	<u>- 2</u>
New York City	229,780	232,769	- 1
Suburban New York City	27,566	39,131	-30
Upstate	56,943	48,185	+18

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
ONE FAMILY HOUSES		
New York City		
Staten Island	112	\$ 1,823
APARTMENT HOUSES, including three and four family houses		
New York City		
Manhattan	470*	15,320
Queens	197	11,740

NEW NON-RESIDENTIAL CONSTRUCTION \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
HOSPITALS, INSTITUTIONAL		
Geddes	1	\$ 5,045
New York City		
Brooklyn	1	26,000
HOTELS, MOTELS		
New York City		
Manhattan	1	1,900
Rockville Centre		999
INDUSTRIAL		
Huntington	1	1,000
Rochester	1	2,500
OFFICES, PROFESSIONAL		
Colonie (Town)	1	950
La Grange	1	878
New York City		
Manhattan	1	14,905
Rochester	1	4,636
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	1,200
Manhattan	1	4,000
STORES, MERCANTILE		
Ardsley	1	500
Greece	2	8,799

*Includes conversion of ten non-residential buildings to 250 units of multiple housing.

ADDITIONS, ALTERATIONS AND REPAIRS, \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL		
New York City		
Manhattan	1	\$144,000
INDUSTRIAL		
Endicott	1	3,300
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	689
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	800
STORES, MERCANTILE		
New York City		
The Bronx	1	710
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
The Bronx	1	500

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
Syracuse SMSA (Madison, Onondaga and Oswego)
Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)

Northern and Mohawk Valley Utica SMSA (Herkimer and Oneida)
Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
Elmira SMSA (Chemung)
Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1981

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981	<u>2/</u> Total (12 mos.)...	29,850	11,060	7,396	11,394
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December.....	2,284	1,181	558	545
1982	<u>2/</u> January	1,383	815	156	412

Table 2 - Cost of Construction Based on Building Permits Issued,
by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total	Suburban		Upstate
		NY State	NY City	NY City 1/	
1960	Total	\$2,068,312	\$ 928,596	\$540,131	\$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296
	December.....	212,030	80,991	60,811	70,228
1982 2/	January.....	314,289	229,780	27,566	56,943

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1981
(in thousands)

	Period	NY State	New Resi- dential	New Non- Resi- dential	Addition and Alter- ations
1960	Total	\$2,068,312	\$1,059,038	\$ 830,707	\$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 <u>2/</u>	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December.....	212,030	110,079	41,389	60,562
1982 <u>2/</u>	January.....	314,289	54,474	85,257	174,558

(See Footnotes, Preceding Page 1)